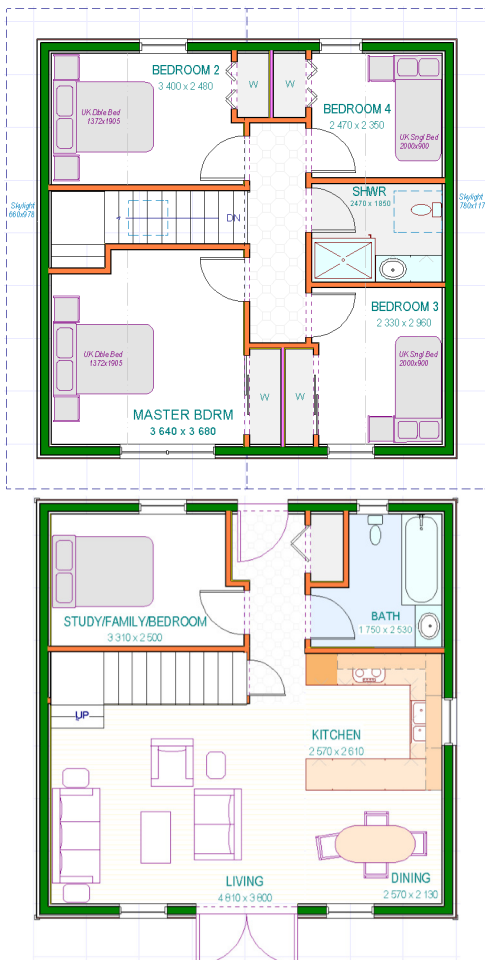


Main Floor Area <sup>1</sup>	60.84 m <sup>2</sup>	654 sq.ft.
Upper Floor Area <sup>1</sup>	60.84 m <sup>2</sup>	654 sq.ft.
Overall Floor Area <sup>1</sup>	121.68 m <sup>2</sup>	1,308 sq.ft.

## A 4/5 Bedroom Chalet Villa



The **LOSSIE** uses its floorspace to create very efficient 4/5 bedroom Chalet Villa. The main floor has open plan Living-Dining-Kitchen with French doors opening out on to the front patio area. Also on this floor, is a Study/Family Room/Bedroom and the main Bathroom opposite. There are good sized cupboards in the Hall and under stair.

Upstairs, there are two substantial double Bedrooms, and two good single Bedrooms, all with their own wardrobes. The accommodation is completed with a Family Shower-room.

The Lossie has strong traditional features which will satisfy many planning requirements, with its steep roof pitch and vertical emphasis to the windows. Whether chosen as a permanent home, or a holiday getaway, the Winnipeg provides a lot of accommodation in a very competitive package.

Room	metres	Sq.m.	Ft / inches
Living	4.81 x 3.80		15'9" x 10'11"
Dining	2.57 x 2.13		8'5" x 7'0"
Kitchen	2.57 x 2.61		8'5" x 8'6"
Study/Family	3.31 x 2.50	8.65	10'10" x 8'2"
Bathroom	2.53 x 1.75		8'3" x 5'9"
Master Bedroom	3.68 x 3.64	12.85	12'0" x 11'11"
Bedroom 2	3.40 x 2.48	8.71	11'1" x 9'9"
Bedroom 3	2.96 x 2.33	7.02	9'8" x 7'7"
Bedroom 4	2.47 x 2.35	5.80	8'1" x 7'8"
Bathroom	2.47 x 1.85		8'1" x 6'1"
Frontage *	7.96 m		26'1"

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<sup>1</sup> Gross FA. To External Of Structural Frame. Sizes shown are indicative only, and no warranty is given to their specific accuracy.